Ash Grove, Worthing

£1,300

- First Floor Flat
- Modern Kitchen
- AVAILABLE NOVEMBER 2026.
- Well presented
- Two Bedrooms
- Lounge
- EPC Rating - C (70)
- Council Tax Band - B

Robert Luff & Co are delighted to offer to the market this spacious first floor flat, situated in the heart of Worthing, close to local shopping facilities, restaurants, parks, schools, bus routes and mainline station. Accommodation offers communal entrance hall, entrance hall, south facing lounge, modern fitted kitchen, two bedrooms, bathroom and separate WC. recently refitted windows and water tank. COUNCIL TAX BAND B.

FLAT AVAILABLE NOVEMBER 2026.

T: 01903 331247 E: info@robertluff.co.uk
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Accommodation

Communal Entrance Hall
Communal front door. Stairs to first floor. Front door leading to:

Entrance Hall
Radiator. Thermostat. Loft hatch. Storage cupboard housing water tank and boiler.

Lounge 16'0" x 15'1" (4.88 x 4.61)
Feature stripped wood bay window to front with southerly aspect. Further stripped wood window. Wooden fire surround with tiled insert. Radiator. Picture rail. TV plinth with storage cupboard under.

Kitchen 7'6" x 6'7" (2.29 x 2.03)
A range of matching high gloss white wall and base units. Marble worktop incorporating a stainless steel sink with mixer tap. Built in electric oven. Four ring gas hob. Extractor fan. Space and plumbing for washing machine and dishwasher. Glass display shelf. Tiled floor. Tiled splash backs. Double-glazed window.

Bedroom One 13'3" x 10'0" (4.05 x 3.06)
Double-glazed window. Radiator. Picture rail. Telephone point.

Bedroom Two 9'9" x 7'8" (2.98 x 2.35)
Double-glazed window. Storage cupboard. Radiator. Loft hatch.

Bathroom
Wood panel enclosed bath with handles, with fitted Triton electric shower over. Pedestal wash hand basin. Tiled splash backs. Frosted double-glazed window.

Separate WC
Low level flush WC. Frosted double-glazed window.

Outside

Front Garden
Formal front garden.

Tenure

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
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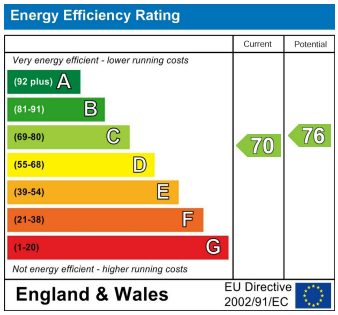
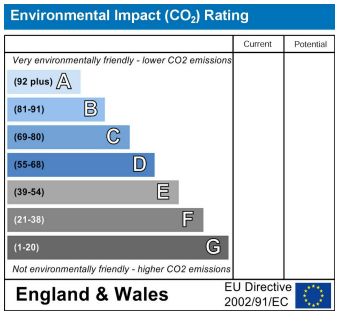
Floorplan

Total area: approx. 64.2 sq. metres (691.1 sq. feet)





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